



## 9 Sheepen Place, Colchester, CO3 3LD

£1,200 Per Month

- Three Bedroom Family Home
- Large Rear Garden
- Available November 2024
- Recently Redecorated
- Town Location
- Unfurnished

### Entrance

With stairs rising to the first floor landing. Window to side aspect and door to:

### Living Room

11'9" x 10'9"

A good sized room with a bay window to front aspect, under stair storage, door leading to:

### Kitchen

9'11" x 9'3"

Comprising a single stainless steel sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Inset four ring electric hob with extractor hood over and single electric oven under. Plumbing for a washing machine. Space for fridge freezer. Windows and door to rear garden. Further door to:

### Bathroom

10'0" x 5'2"

A modern white suite with shower over, low level WC and pedestal wash hand basin. Window to side aspect. Heated towel rail.

### Landing

With doors to:

### Bedroom One

10'5" x 12'2"

A double bedroom with window to front aspect.

### Bedroom Two

10'1" x 7'3"

A double bedroom with window to rear aspect.

### Bedroom Three

7'3" x 7'4"

With window to rear aspect.

### Outside

The front garden is laid to lawn and could provide off street parking for two vehicles. Pedestrian access to the rear garden which commences with an area of artificial lawn leading to a good sized lawn area and all enclosed by panel fencing. At the rear of the garden is a summer house with power and light connected.

Council Tax Band:

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months

Deposit: £1,384

Council Tax Band: B

Availability: 30th November 2024

EPC Rating: 63 D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

### Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

### Viewings

Strictly by prior appointment with the Letting Agent.